



## BACKGROUND

Interstate 15 is a critical southern California transportation link and passes through several unincorporated communities in the north County region. The unincorporated communities affected are Rainbow, Fallbrook, Bonsall, Valley Canter, Pala/Pauma and North County Metropolitan, which have a combined existing population of approximately 122,000 persons. Additionally, the Cities of Poway and Escondido are located along the corridor, and the communities of Rancho Bernardo and Carmel Mountain Ranch are also located to the south. There is substantial growth planned along this corridor under the General Plan Update, and there is also additional potential growth above the General Plan Update in several privately initiated discretionary projects being processed by the County of San Diego for consideration.

## GP UPDATE POPULATION GROWTH

The six unincorporated communities listed are all expected to experience significant growth under the General Plan Update. However, some of the communities cover large areas and not all of the growth will be close to Interstate 15. A study area was chosen for purposes of this fact sheet encompassing those areas within one mile on the east and west side of I-15, shown in Figure 1. This area was estimated to have an existing population of about 20,000, with 3,524 future units modeled under the General Plan Update's Planning Commission Tentative Land Use Map. Using assumptions from SANDAG, the County estimates that these future units could accommodate approximately 9,824 people for a population of 29,824 at build out of the General Plan Update.

The Land Uses Planned under the General Plan Update is shown in Table 1: for the Planning Commission Tentative Recommendation.

Table 1: Planning Commission Tentative Recommendation		
Designation	Acres	Percent
Village Residential	530	2.1%
Specific Plan	2,185	8.6%
Semi-Rural Residential	11,120	43.9%
Rural Residential	8,165	32.2%
Commercial / Industrial	482	1.9%
Public	2,865	11.3%
Total	25,347	100%

## EXISTING GENERAL PLAN POPULATION GROWTH

For comparison, the Existing General Plan would allow an additional 4,979 units in the Interstate 15 study area, with an additional population of 13,808. The total population at build-out of the existing General Plan would be approximately 33,808, and would also likely be increased by the Cumulative Projects, which are not accommodated under the General Plan Update. Also, as shown in Table 2, nearly 75% of the existing General Plan shows the area as Semi-rural Lands, up significantly from the Planning Commission Tentative Recommendation.

Table 2: Existing General Plan		
Designation	Acres	Percent
Village Residential	476	1.4%
Specific Plan	3,978	11.5%
Semi-Rural Residential	25,925	75.2%
Rural Residential	1,611	4.7%
Commercial / Industrial	190	0.6%
Public	2,287	6.6%
Total	34,466	100%

## CUMULATIVE PROJECTS

Additionally, there are several projects in process with the County of San Diego for the I-15 corridor that could provide additional capacity above the General Plan Update. These projects include Merriam Mountain, Meadowood, Campus Park, and Campus Park West. These projects are listed in Table 3, with a total of 5,007 units. Three of the four projects, Campus Park, Meadowood and Campus Park West, are partially included in the General Plan Update, estimating a unit count of 1,400 units. Therefore these cumulative projects would be estimated at providing an additional 3,607 units than the General Plan Update, estimated to be an additional population of approximately 10,800 persons. This additional cumulative population could potentially result in a population of 40,000 in the I-15 study area.

# FACT SHEET

## NORTH INTERSTATE 15 CORRIDOR BUILD-OUT

### GENERAL PLAN UPDATE INFORMATION

#### Website:

[www.sdcounty.ca.gov/dplu/gpupdate](http://www.sdcounty.ca.gov/dplu/gpupdate)

#### Informational Hotline:

619.615.8289

#### E-mail:

[gpupdate.DPLU@sdcounty.ca.gov](mailto:gpupdate.DPLU@sdcounty.ca.gov)

#### Mailing Address:

County of San Diego  
Department of Planning and Land Use  
5201 Ruffin Rd, Suite B  
San Diego, CA 92123

# County of San Diego - General Plan Update

Table 3: Cumulative Projects in I-15 Study Area	
Project	Units
Merriam Mountain	2,700
Campus Park	1,066
Meadowood	886
Campus Park West	355
Total	5,007
Accommodated under the General Plan Update	(1,400)
Revised Total	3,607

## CONCLUSIONS

The Interstate 15 corridor contains existing development and has capacity for growth, which is appropriate along a transportation corridor. The growth within a one mile range of the freeway is planned as 9,000 under the General Plan Update, which about a 50% growth rate from existing conditions, at build out of the General Plan Update, and about the same with the remainder of the unincorporated County of San Diego. There are additional projects in process that will undergo additional environmental analysis and will require separate General Plan amendment actions by the Board of Supervisors.

Figure 1: Interstate 15 Corridor

